

Sally & Trevor Bramwell

Newfield Farm

Manchester Road

Chapel en Le Frith

SK23 9Uh

By E mail

LETTER OF OBJECTION TO PLANNING APPLICATION HPK|2025|0047

Certificate of lawfulness for existing use 14 no holiday units

Dear Sirs

Having been informed of the proposal to resurrect The Application HPK/0003/0011 from 1994 for the erection of 2 detached dwellings, 14 holiday Units & site managers living accommodation on open farm land off Combs Road we feel very strongly that this is an inappropriate development and wish to raise our objections most vigorously.

Having viewed the planning application and read the applicants submission nothing within the proposal is in line with local needs or requirements and the whole endeavour is about using an old outline application to undertake a development in open country to maximise return for the developers whilst giving no thought to quality of life for future generations.

In fact, the scheme flies in the face of what local people confirmed they wanted Chapel en le Frith and its satellite villages to be when voting in the neighbourhood plan.

Chapel en le Frith already has significant holiday accommodation with multiple AirBnB, Holiday lets & catered accommodation as well as three camp sites two in Chapel en le frith & the other at Combs.

This application Holiday Units (Houses) on Farmland outside the boundaries of the built-up areas, is in clear disregard for Policy H1 which directs large scale development to Brownfield sites and land within the built-up areas of the parish.

Policy H2 is very clear on not allowing developments within the countryside of any size, the council have already classed this previously as a major development within the planning department.

There are no local amenities or services within a 15-minute walk of the site and connectivity is only available by car. This does not support the use of minimal impact transport. It will significantly further impact on traffic movements on a narrow & busy country lane.

The new Access Road is shown as running across an area of local green space LGS6 before connecting with Combs Road, itself a narrow and busy country lane. The development of the local green spaces is rigorously opposed within the neighbourhood plan.

The site has clearly been removed from the area LGS6 previously due to this historical planning applications but was included in the initial draft plan, so holds special significance to local people, regularly being visited by various local conservation groups monitoring and viewing local wildlife.

The site is bounded to the south by Chapel en le frith Golf Course an area High Peak Borough Council has proposed for protection due to its significance as a wildlife buffer and amenity space, any development has detrimental impact on local wildlife and the visual amenity.

The proposed 14 holiday units (new homes) will be highly visible from many of the local landmarks such as Ladder Hill and Castle Naze further impacting on the local environment.

When this application was approved in 1994 there was strong opposition based on the local requirements at that time. With the passage of time these requirements have changed with the development of the Town & its satellite villages the need to preserve open country the links to SSSI has never been more prevalent. This is still not the correct location for a holiday park (Housing Estate).

If this application is approved, it is yet another move towards the urbanisation of the parish and sweeping up of the satellite villages into one large conurbation. As residents we do not want to see the character and individuality of these Hamlets lost. It is this individuality that makes Chapel en le frith the special place it is **The Capital of the Peak.**

Yours Sincerely

Sally Bramwell

Trevor Bramwell